

Notice of Sheriff's Sale  
Anthony Choi and Yoon Choi, et al  
vs. New Vista Properties, Inc., et al  
Process #16-00968

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

**IN AND FOR THE COUNTY OF YAVAPAI**

ANTHONY CHOI AND YOON CHOI )  
TRUSTEES OF THE REVOCABLE TRUST )  
OF YOON C. CHOI AND ANTHONY CHOI )  
DATED JULY 1, 1993. )

Plaintiffs, )

vs. )

NEW VISTA PROPERTIES, INC., et al.; )  
Defendants. )

NO. V1300CV201380281

**NOTICE OF SHERIFF'S SALE**

WHEREAS, pursuant to an execution issued out of the above named court in the above-entitled action upon a judgment for the Plaintiffs, ANTHONY CHOI AND YOON CHOI TRUSTEES OF THE REVOCABLE TRUST OF YOON C. CHOI AND ANTHONY CHOI DATED JULY 1, 1993, and against the Defendants, NEW VISTA PROPERTIES, INC., et al.; entered on the 23<sup>rd</sup> day of June, 2015, in the amount of \$129,652.15 (One Hundred and Twenty-Nine Thousand Six Hundred and Fifty-Two Dollars and Fifteen Cents). I have levied upon all of the right, title and interest of the judgment debtor in the following described property:

**Parcel #405-25-756B – (No Address available)**

**Legal Description:**

Description for a parcel of land being a portion of the North East Quarter of Section 36, Township 15 North, Range 5 East, G. & S.R.B.M., Yavapai County, Arizona, being more particularly described as follows:

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To find a place of beginning, begin at the Northeast Corner of said Section 36 being a G.L.O. brass capped pipe from whence the North Quarter Corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (Record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County records and basis of bearings for this description), a distance of 2673.98 ft., (R&M);

thence from said Northeast Corner of Section 36 North 89 degrees 45 minutes 51 seconds West (R&M), a distance of 564.43 ft. (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set one-half inch rebar #29263;

thence South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 314.32 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

thence continuing South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 307.97 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

thence South 26 degrees 15 minutes 39 seconds West (M), South 26 degrees 16 minutes 06 seconds West (R), a distance of 354.13 ft. (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624 page 383 of the Yavapai County records to a set one-half inch rebar #29263 being the Northwest Corner of that certain parcel recorded in Book 4217, page 335 of the Yavapai County records;

thence South 89 degrees 46 minutes 25 seconds East (R&M), distance of 228.27 ft. (R&M) along the North line of said parcel to a found one-half inch rebar #29263, being the true point of BEGINNING;

thence South 3 degrees 55 minutes 33 seconds East (R&M), a distance of 172.98 ft. (M), to a set one-half inch rebar #29263;

thence North 88 degrees 01 minutes 12 seconds East (M), a distance of 119.55 ft. (M), to a set one-half inch rebar #29263;

thence North 1 degree 24 minutes 02 seconds West (M), a distance of 50.34 ft. (M) to a set one-half inch rebar #29263;

thence North 3 degrees 25 minutes 28 seconds West (M), a distance of 117.84 ft. (M), to a found one-half inch rebar #29263, being a point on the North line of said parcel recorded in Book 4217, page 335 of the Yavapai County records;

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thence North 89 degrees 46 minutes 25 seconds West (R&M), distance of 123.05 ft. (M) along said North line to the place of beginning.

**Parcel #405-25-756D – (No Address available)**

**Legal Description:**

Description for a parcel of land being a portion of the North East Quarter of Section 36, Township 15 North, Range 5 East, G, & S.R.B.M., Yavapai County, Arizona, being more particularly described as follows:

To find a place of beginning, begin at the Northeast Comer of said Section 36 being a G.L.O. brass capped pipe from whence the North Quarter Corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (Record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County records and basis of bearings for this description), a distance of 2673.98 ft. (R&M);

thence from said Northeast Comer of Section 36 North 89 degrees 45 minutes 51 seconds West (R&M), a distance of 564.43 ft. (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set one-half inch rebar #29263;

thence South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 314.32 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

thence continuing South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 307.97 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

thence South 26 degrees 15 minutes 39 seconds West (M), South 26 degrees 16 minutes 06 seconds West (R), a distance of 354.13 ft. (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624 page 383 of the Yavapai County records to a set one-half inch rebar being the Northwest Comer of that certain parcel recorded in Book 4217, page 335 of the Yavapai County records;

thence South 89 degrees 46 minutes 25 seconds East (R&M), a distance of 228.27 ft. (R&M) along the North line of said parcel to a found one-half inch rebar #29263;

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thence continuing South 89 degrees 46 minutes 25 seconds East (R&M), a distance of 123.05 ft. (M) to a set one-half inch rebar #29263, being the true point of BEGINNING;

thence South 3 degrees 25 minutes 28 seconds East (M), a distance of 117.84 ft. (M) to a set one-half inch rebar #29263;

thence North 87 degrees 15 minutes 41 seconds East (M), a distance of 108.14ft. (M) to a set one-half inch rebar #29263, being a point on the East line of that certain parcel recorded in Book 4217 page 335 of the Yavapai County records;

thence North 0 degrees 21 minutes 18 seconds West (R&M), a distance of 112.01 ft. (M) along said East line to a found one-half inch rebar #29263 being the Northeast Corner of said parcel recorded in Book 4217, page 335;

thence North 89 degrees 46 minutes 25 seconds West (R&M), a distance of 114.36 ft. (M) along the North line of said parcel to the place of beginning.

**Parcel #405-25-756F – (No Address available)**

**Legal Description:**

Description for a parcel of land being a portion of the North East Quarter of Section 36, Township 15 North, Range 5 East, G, &S.R.B.M., Yavapai County, Arizona, being more particularly described as follows:

To find a place of beginning, begin at the Northeast Corner of said Section 36 being a G.L.O. brass capped pipe from whence the North Quarter Corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (Record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County records and basis of bearings for this description), a distance of 2673.98 ft. (R&M);

thence from said Northeast Comer of Section 36 North 89 degrees 45 minutes 51 seconds West (R&M), a distance of 564.43 ft. (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set one-half inch rebar #29263;

thence South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 314.32 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

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thence continuing South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R), a distance of 307.97 ft. (M), along said East line of the Beaver Creek School Tract, to a set one-half inch rebar #29263;

thence South 26 degrees 15 minutes 39 seconds West (M), South 26 degrees 16 minutes 06 seconds West (R), a distance of 354.13 ft. (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624 page 383 of the Yavapai County records to a set one-half inch rebar to the Northwest Corner of that certain parcel recorded in Book 4217, page 335 of the Yavapai County records;

thence South 89 degrees 46 minutes 25 seconds East (R&M), a distance of 228.27 ft. (RAM) along the North line of said parcel to a found one-half inch rebar 29263;

thence South 3 degrees 55 minutes 33 seconds East (M), a distance of 172.98 ft. (M), to a set one-half inch rebar #29263 being the true point of BEGINNING;

thence continuing South 3 degrees 55 minutes 33 seconds East (M), a distance of 224.59 ft. (M), to a set one-half inch rebar #29263, being a point on the South line of said parcel recorded in Book 4217, Page 335;

thence North 89 degrees 16 minutes 50 seconds East (R&M), a distance of 109.65 ft. (M) along the South line of said parcel to a set one-half inch rebar #29263;

thence North 1 degree 24 minutes 02 seconds West (M), a distance of 226.89 ft. (M), to a set one-half inch rebar #29263;

thence South 88 degrees 01 minutes 12 seconds West (M), a distance of 119.55 ft. (M) to the place of beginning.

**Parcel #405-25-756J – (No Address available)**

**Legal Description:**

Description for a parcel of land being a portion of the Northeast quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River  
Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

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To find the place of beginning, begin at the Northeast corner of said Section 36, being a GLO brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 degrees, 45 minutes, 51 seconds West (record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County Records and basis of bearings for this description), a distance of 2673.98 feet (R & M);

THENCE from said Northeast corner of Section 36, North 89 degrees, 45 minutes, 51 seconds West (R&M), a distance of 564.43 feet (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set 1/2 inch rebar #29263;

THENCE South 07 degrees 04 minutes, 39 seconds West (M), South 07 degrees, 17 minutes, 52 seconds West (R), a distance of 314.32 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

THENCE continuing South 07 degrees, 04 minutes, 39 seconds West (M), South 07 degrees, 17 minutes, 52 seconds West (R), a distance of 307.97 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

THENCE South 26 degrees, 15 minutes, 39 seconds West (M), South 26 degrees, 16 minutes, 06 seconds West (R), a distance of 354.13 feet (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624, Page 383 of the Yavapai County records to a set 1/2 inch rebar #29263 and the TRUE POINT OF BEGINNING;

THENCE continuing South 26 degrees, 15 minutes, 39 seconds West (M), South 26 degrees, 16 minutes, 06 seconds West (R), a distance of 104.65 feet (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624 of Official Records, Page 383 of the Yavapai County records to a found 1/2 inch rebar #5357;

THENCE South 28 degrees, 41 minutes, 22 seconds West, 254.31 feet (M), South 28 degrees, 40 minutes, 33 seconds West, 254.28 feet (R) to a found 1/2 inch rebar #5357 being a point on the Northerly right of way line of Beaver Creek Road as recorded in Book 3732 of Official Records, Page 528 and in Book 40 of Maps, Page 42 of the Yavapai County records;

THENCE South 21 degrees, 09 minutes, 40 seconds East (R&M), a distance of 92.01 feet (M), 91.68 feet (R) along said Northerly right of way line of Beaver Creek Road to a set 1/2 inch rebar #29263 being a point on the North line of that certain parcel recorded in Book 4019, Page 109 of the Yavapai County Records;

THENCE North 89 degrees, 14 minutes, 08 seconds East (M). North 89 degrees, 17 minutes, 35 seconds East (R), a distance of 102.33 feet (M) along the North line of said parcel recorded in Book 4019, Page 109 to a found 1/2 inch rebar #29263;

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THENCE continuing North 89 degrees, 14 minutes, 08 seconds East, 104.92 feet (M), North 89 degrees, 17 minutes, 35 seconds East, 104.90 feet (R) to a found 1/2 inch rebar #29263;

THENCE North 89 degrees, 11 minutes, 59 seconds East, 85.74 feet (M), North 89 degrees, 17 minutes, 35 seconds East, 85.86 feet (R) along the North line of said parcel recorded in Book 4124, Page 783 to a found 1/2 inch rebar #29263;

THENCE North 89 degrees, 16 minutes, 50 seconds East, (M), North 89 degrees, 14 minutes, 21 seconds East (R), a distance of 97.70 feet (R&M) along the North line of said parcel recorded in Book 4124, Page 783 to a set 1/2 inch rebar 29263;

THENCE North 03 degrees, 55 minutes, 33 seconds West (M), a distance of 397.57 feet (M) to a point on the North line of that certain parcel recorded in Book 4217, Page 335 of the Yavapai County records, being a set 1/2 inch rebar #29263;

THENCE North 89 degrees, 46 minutes, 25 seconds West (R & M), a distance of 228.27 feet (M) to the TRUE POINT OF BEGINNING.

EXCEPT any portion lying within the following described parcel:

Description for a parcel of land being a portion of the Northeast quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the place of beginning, begin at the Northeast corner of said Section 36, being a GLO brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County Records and basis of bearings for this description), a distance of 2673.98 feet (R & M);

THENCE from said Northeast corner of Section 36, North 89 degrees 45 minutes 51 seconds West (R & M), a distance of 564.43 feet (M), along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set 1/2 inch rebar #29263;

THENCE South 07 degrees 04 minutes, 39 seconds West (M), South 07 degrees 17 minutes 52 seconds West (R), a distance of 314.32 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

THENCE continuing South 07 degrees, 04 minutes, 39 seconds West (M), South 07 degrees, 17 minutes, 52 seconds West (R), a distance of 307.97 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

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THENCE South 26 degrees 15 minutes 39 seconds West (M), South 26 degrees 16 minutes 06 seconds West (R), a distance of 354.13 feet (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624, Page 383 of the Yavapai County records to a set 1/2 inch rebar #29263 being the Northwest corner of the certain parcel recorded in Book 4217, page 355 of the Yavapai County records and being the TRUE POINT OF BEGINNING;

THENCE South 89 degrees 46 minutes 25 seconds East (R&M), a distance of 228.27 feet (R&M) along the North line of said parcel to a found 3/4 inch rebar #29263;

THENCE South 3 degrees 55 minutes 33 seconds East (R&M), a distance of 198.57 feet (M), to a set 1/2 inch rebar #29263;

THENCE North 88 degrees 42 minutes 02 seconds West (M), a distance of 341.30 feet (M), to a set 1/2 inch rebar #29263;

THENCE North 28 degrees 34 minutes 15 seconds East (M), North 28 degrees 41 minutes 22 seconds East (R) distance of 110.92 feet (M) to a found 1/2 inch rebar #5357;

THENCE North 26 degrees 15 minutes 39 seconds East (M), North 26 degrees 16 minutes 06 seconds East (R) a distance of 104.65 feet (M) to the TRUE POINT OF BEGINNING.

**Parcel #405-25-756H – (No Address available)**

**Legal Description:**

Description for a parcel of land being a portion of the Northeast quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the place of beginning, begin at the Northeast corner of said Section 36, being a GLO brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County Records and basis of bearings for this description), a distance of 2673.98 feet (R & M);

THENCE from said Northeast corner of Section 36, North 89 degrees 45 minutes 51 seconds West (R & M), a distance of 564.43 feet (M), along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set 1/2 inch rebar #29263;



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THENCE South 07 degrees 04 minutes, 39 seconds West (M), South 07 degrees 17 minutes 52 seconds West (R), a distance of 314.32 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

THENCE continuing South 07 degrees, 04 minutes, 39 seconds West (M), South 07 degrees, 17 minutes, 52 seconds West (R), a distance of 307.97 feet (M) along said East line of the Beaver Creek School Tract to a set 1/2 inch rebar #29263;

THENCE South 26 degrees 15 minutes 39 seconds West (M), South 26 degrees 16 minutes 06 seconds West (R), a distance of 354.13 feet (M) along the East line of said Beaver Creek School Tract as recorded in Book 3624, Page 383 of the Yavapai County records to a set 1/2 inch rebar #29263 being the Northwest corner of the certain parcel recorded in Book 4217, page 355 of the Yavapai County records and being the TRUE POINT OF BEGINNING;

THENCE South 89 degrees 46 minutes 25 seconds East (R&M), a distance of 228.27 feet (R&M) along the North line of said parcel to a found inch rebar #29263;

THENCE South 3 degrees 55 minutes 33 seconds East (R&M), a distance of 198.57 feet (M), to a set 1/2 inch rebar #29263;

THENCE North 88 degrees 42 minutes 02 seconds West (M), a distance of 341.30 feet (M), to a set 1/2 inch rebar #29263;

THENCE North 28 degrees 34 minutes 15 seconds East (M), North 28 degrees 41 minutes 22 seconds East (R) distance of 110.92 feet (M) to a found 1/2 inch rebar #5357;

THENCE North 26 degrees 15 minutes 39 seconds East (M), North 26 degrees 16 minutes 06 seconds East (R) a distance of 104.65 feet (M) to the TRUE POINT OF BEGINNING.

**Parcel #405-25-755C and 405-25-755B – (No Addresses available)**

**Legal Description:**

Description for a parcel of land being a portion of the Northeast Quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

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Beginning at the Northeast Corner of said Section 36 being a G.L.O. brass capped, pipe from whence the North Quarter Corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (Record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County records and basis of bearings for this description), a distance of-2673.98 feet, (R&M);

Thence from said Northeast Corner of Section 36, North 89 degrees 45 minutes 51 seconds West (R&M), a distance of 564.43 feet (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract, said point being a set one-half inch rebar #29263;

Thence South 7 degrees 04 minutes 39 seconds West (M), South 7 degrees 17 minutes 52 seconds West (R) a distance of 314.32 feet (M) along said East line of the Beaver Creek School Tract to a set one-half inch rebar #29263;

Thence South 89 degrees 46 minutes 25 seconds East (M), a distance of 465.08 feet (M) to a set one-half inch rebar #29263;

Thence South 0 degrees 21 minutes 13 seconds East (M), a distance of 156.00 feet (M) to a set one-half inch rebar #29263;

Thence South 89 degrees 46 minutes 25 seconds East (M), a distance of 140.16 feet (M) to a point on the East line of said Section 36, said point being a set one-half-inch rebar #29263;

Thence North 0 degrees 22 minutes 24 seconds West (M), a distance of 468.00 feet (M) along said East line of said Section 36 to the Point of Beginning.

EXCEPT any portion lying within the following described parcel:

A parcel of land being a portion of the Northeast, quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 36, being a GLO brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 45' 51" West (record per recorded plat in Book 40 of Maps, page 42, records of Yavapai County, Arizona and basis of bearings for this description), a distance of 2673.98 feet (R&M);

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Thence from said Northeast corner of Section 36, North 89°45'51" West (R&M), a distance of 564.43 feet (M) along the North line of said Section 36 to a point on the East line of the Beaver Creek School Tract said point being a set one-half inch rebar #29263;

Thence South 07°04'39" West (M), South 07°17'52" West (R), a distance of 194.37 feet (M), along said East line of the Beaver Creek School Tract to a set one-half inch rebar #29263;

Thence South 89°45'51" East (M); a distance of 589.64 feet (M) to a point on the East line of said Section 36, being a set one-half inch rebar #29263;

Thence North 00°22'24" West (M), North 00°38'00" West (R-Book 40 of Maps, page 42), a distance of 193.00 feet (M), along said East line of Section 36 to the POINT OF BEGINNING;

AND EXCEPT any portion lying within the following described parcel:

Description for a parcel of land being a portion of the Northeast quarter of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

To find the place of beginning, begin at the Northeast corner of said Section 36, being a GLO brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County Records and basis of bearings for this description), a distance of 2673.98 feet (R&M);

Thence from said Northeast corner of Section 36, South 0°22'24" East (R&M), a distance of 193.00 feet (M), along the East line of said Section 36 to a set 1/2 inch rebar #29263, being the TRUE POINT OF BEGINNING;

Thence continuing South 0°22'24" East (R&M), a distance of 119.00 feet (M), along the East line of said Section 36 to a set 1/2 inch rebar #29263;

Thence North 89°46'25" West (M), a distance of 184.00 feet (M) to a set 1/2 inch rebar #29263;

Thence North 0°22'24" West (M), a distance of 119.03 feet (M) to a set 1/2 inch rebar #29263;

Thence South 89°45'51" East (M), a distance of 184.00 feet (M) to the PLACE OF BEGINNING.

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NOTICE IS HEREBY GIVEN that I, SCOTT MASCHER, the Sheriff of Yavapai County, on the **6<sup>th</sup> day of July, 2016, at 10:05 a.m.** at the north steps of the Yavapai County Courthouse located in Prescott, Arizona, will sell at public auction to the highest bidder for cash all of the right, title and interest of the defendants in and to the above-described properties to satisfy said judgment.

NOTICE TO JUDGMENT DEBTOR

Title 33, chapter 8, article 1 of the Arizona Revised Statutes, may permit you to protect your residence from certain types of legal process through the homestead exemption.

If you are in doubt as to your rights, you should obtain legal advice.

DATED this 31st day of May, 2016.

Scott Mascher  
Sheriff of Yavapai County

By \_\_\_\_\_  
Deputy Sheriff

STATE OF ARIZONA       )  
                                      ) ss.  
County of Yavapai       )

Deputy Matt Taintor, of the Yavapai County Sheriff's office, acknowledged the foregoing instrument before me this 31st day of May, 2016.

My commission expires March 14, 2020

\_\_\_\_\_  
Notary Public